

Applicant: Donald A. & Barbara A. Maestas

Agent: ISIS Development of New Mexico Corporation

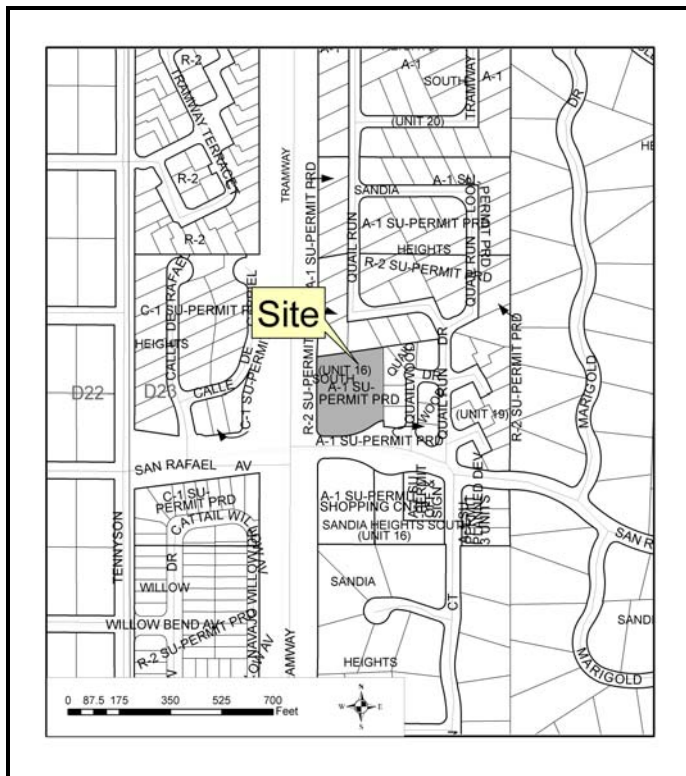
Location: 12705 San Rafael Ave. NE

Property Size: 1.43 acres (approximately)

Existing Zone: A-1/ Special Use Permit for Commercial & Residential Development

Proposed Zoning/SUP Amendment to Special Use Permit to develop a spa and 6 townhomes

Recommendation: Denial



Summary: This request is amend an existing Special Use Permit on a 1.43 acre (approximately) property located on the northeast corner of Tramway Rd. and San Rafael Ave., NE. The property is currently zoned A-1 with a Special Use Permit for a Planned Residential and Commercial Development (CZ-75-28; CSU-96-15). Under this amendment, the applicants are proposing to develop a day spa and a residential subdivision with six townhomes.

Staff Planner: Catherine VerEecke, Program Planner

Attachments:

1. Application
2. Area and Land Use Maps
3. Previous Special Use Permits
4. Letters from neighborhood association, adjacent property
5. Site Plan (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 2/27/06 to 3/13/06. Their comments were used in preparation of this report, and begin on Page 13.

AGENDA ITEM NO.: 17
County Planning Commission
April 5, 2006

CSU-60012 ISIS Development of NM Corporation, agent for Donald A. & Barbara A. Maestas, requests approval to amend a Special Use Permit (to allow an additional three dwelling units) on Tract A, Unit 16, Sandia Heights South, located at 12705 San Rafael NE, on the northeast corner of Tramway Boulevard and San Rafael, zoned A-1 with a Special Use Permit for Planned Residential & Commercial Development (Planned Development Area), containing approximately 1.43 acres. (D-23)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

Site	Zoning	Land use
	A-1/Special Use Permit for Residential and Commercial Development	Vacant (one parcel)
North	R-2/Special Use Permit for Planned Residential Development	Single Family Residential
South	A-1/ Special Use Permit for Residential and Commercial Development	Shopping Center
East	A-1/ Special Use Permit for Residential and Commercial Development	Single Family Residential
West	--- C-1/Special Use Permit for Planned Residential Development	Tramway Single Family Residential

BACKGROUND:

The Request

The applicants are requesting an amendment to a Special Use Permit for Planned Residential & Commercial Development (Planned Development Area) to include a Spa and six single family residential units (townhomes) on a 1.43 acre property located on the east side of Tramway Rd. to the north of San Rafael Ave. The property is currently vacant.

Case Overview. The property has been part of a Special Use Permit for a Planned Development Area (Residential and Commercial) that covers approximately 6.6 acres on the north and south sides of San Rafael Ave. (CZ-75-28), east of Tramway. In September 1975, the Sandia Peak Tramway Company requested zone changes for the entire property (at the time four lots--1 through 4). They requested C-1 zoning for the subject property (at the time Lot 3) and one other parcel (Lot 1) as well as R-2 and M-1 zoning for each of the other two parcels. The County Planning Commission (CPC) recommended denial of the request, as such zone changes would conflict with the Comprehensive Plan and the Sandia Heights Master Plan. The CPC decision was appealed to the Board of County Commissioners and then remanded to the CPC for consideration of a Special Use Permit for a Residential/Commercial Development (in accordance with Section 18 of the Zoning Ordinance). The BCC then approved this amended request on February 17, 1976, subject to the submittal of a detailed development for each phase/parcel prior to development. (No site plan was ever submitted for the entire site.) (See Attachment 3—Special Use Permit documentation.)

After the initial approval of CZ-75-28, individual development plans have been approved through the public hearing process for each phase, several of which (Lots 2, 3, and 4) have been further subdivided to allow separate developments.

In 1983, Lot 3 was divided into Tract A and B (SP-83-296). Tract B received a Special Use Permit for a Planned Development Area (R-2 uses) and then developed with eight single family residential units, which range from approximately 4850 square feet to about 7700 square feet (CSU-87-37). Tract A (the subject property) has remained vacant.

On the south side of San Rafael Ave., Lot 1 was approved in 1979 for a 6800 square foot retail/office building and now has the Quail Run Shopping Center, with several businesses, including a Subway restaurant and a beauty shop. Lot 2A received a Special Use Permit for an office and developed with a 4600 square foot office building (CSU-83-1; CSU-85-72; CSU-86-28). Lot 4 received a Special Use Permit for Residential Development (3 lots), with lots of about 11,000 square feet (CSU-86-26). Lot 2b is currently vacant.

In 1996, the current owner of the subject property (Tract A) submitted a request for site plan approval to include a day spa (approximately 5400 square feet) and three 6000 square foot lots (residential uses) (CSU-96-15). On June 7, 1996, the County Planning Commission voted to recommend approval of the request with four conditions of approval. This included a Traffic Study, a more detailed site plan, and discussions with the Sandia Heights Neighborhood Association. Adjacent property owners appealed this decision, with particular concerns with the proposed commercial development. However, on October 4, 1996, the Board of County Commissioners upheld the CPC decision. The final site plan was approved by the County Zoning Administrator in June 2000, although the property has yet to develop. Two attempts to

subdivide the property were not successful due to unmet conditions of approval and a proposed change in lot configuration without an amendment to the Special Use Permit (SRP5-15; SRP5-20066).

Request Details. According to the site plan, the proposed development will include four lots, three with residential uses and one with a 'Spa'. The residential lots will be located in the easterly portion of the site, and each lot will include two dwelling attached units (described in the application as townhomes). The three lots (apparently to be further divided in two to accommodate the six dwellings) will range from about 5950 square feet to about 10,900 square feet, and the townhomes will range from about 1500 sq. ft. to 2550 square feet, excluding the garage. The 'spa' has been moved further west towards Tramway from the 1996 request with its floor area shown at 3454 square feet. Access to the development (both residential and commercial) will be from San Rafael Ave. along one 26 foot wide road, which ends in a 'roundabout' type of arrangement.

The applicant has provided a letter of support from the Subway restaurant across San Rafael Ave. The Sandia Heights Homeowner's Association (Architectural Control Committee) has submitted a letter stating they have met with the agent about this request, but have not received the requested materials regarding the development (Attachment 4).

Request justification.

The applicants' agent states that this request "will allow construction which represents the highest and best utilization of the land." It will be a neighborhood type business that would serve the needs of the population in the area.

In the response to Resolution 116-86, the agent states the land use change is "completely consistent with the surrounding land uses and will continue to contribute to the health, safety, and general welfare of the residents of the County." It is not in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments.

The agent states that existing A-1 zoning is no longer appropriate in the immediate area and the neighborhood consists primarily of residential housing and light commercial applications.

Surrounding Land Uses and Zoning

The subject property is located in what is mainly a residential area along Tramway Rd. in Sandia Heights. A majority of the properties to the north and west of the site are zoned R-1 or R-2 with single family dwellings on them. Most properties closer to Tramway have higher density with lot sizes of between 4000 and 6000 square feet. Further east and south (older sections) of Sandia Heights, residential subdivisions have larger lots (one-third to one-half acre).

Commercial development in Sandia Heights is mainly limited to the two parcels to the south of the subject property (part of the original Special Use Permit) and to the north near Paseo del Norte. Properties on the west side of Tramway near San Rafael Ave. have C-1 zoning. However, they received Special Use Permits for Planned Residential Developments and have developed with single-family residential uses.

Other commercial development and higher density residential development in the general area is located in the City, beginning about one mile to the south nearby Tramway and Academy Rd.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Semi-Urban Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to “maintain the character and identity of semi-urban areas which have environmental, social or cultural conditions limiting urban land uses.”

Policy a (Semi-Urban Area) states “Development in the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.”

Sandia Heights Master Plan

The Sandia Heights Master Plan was developed in the early 1970s to guide the development taking place by the Sandia Peak Tramway Company. It consists primarily of a land use plan in the form of a map, which shows the preferred land uses and corresponding zoning and density (SC5-70-28MP). The Master Plan Land Use Map was amended in 1980 to accommodate the zone changes and Special Use Permits that were granted in the 1970s. Most of the area along Tramway is shown with R-2 and C-1 uses, with the area extending up to the National Forest with R-1 zoning.

Subsequent amendments to the Plan, necessitated by zone change requests, elaborated upon residential density (i.e., CZ-76-35). They also clarified the procedure for land use changes (except single-family residential/R-1 zoning), which were to take place under Special Use Permits and not zone changes. They required additional dedication of right-of-way and neighborhood park land and plans for a central water and sewer system (e.g., at the time from the City of Albuquerque or the Tramway Company).

According to one plan amendment, “the density for the total Master Plan Area (shall) not exceed 3 dwelling units per gross acre and that in no case will the density exceed 10 dwelling units per net acre for any parcel within the R-2 zoned area and that the building height not exceed the height limitations of the County R-1 zone.”

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications.

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.

- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or
 - 3. A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
 - 1. denied due to lack of capital funds; or
 - 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted land use plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. A zone change request which would give a zone different from the surrounding zoning to a strip of land along a street is generally called a "strip zoning." Such a change of zone may be approved only when:

1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone due to traffic or special adverse uses nearby.

Section 18. Special Use Permit Regulations

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any one in which they are not permitted by other sections of this ordinance; the Board of County Commissioners may likewise authorize the increase in height of buildings beyond the limits set fourth by sections of the zoning ordinance. With such permits, the Board of County Commissioners may impose such conditions and limitations as it deems necessary:
 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located.
 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

Section 18.B.23 (Planned Development Area) states "Planned Development Area, including residential uses or mixed residential and commercial uses provided the minimum development lot area is two acres and the applicant demonstrates the need to vary height, lot area, or setback requirements due to unusual topography, lot configuration, or site features in order to create cluster housing development, preserve visual or physical access to open space or unique site features."

ANALYSIS:

Surrounding Land Use and Zoning

The applicants have requested an amendment to an existing Special Use Permit for Residential and Commercial Development (Planned Development Area) to allow the development of a six townhome subdivision and a spa (three residences and a spa were approved in 1996 but never developed).

The proposed land use appears to be generally compatible with the zoning and land uses of the surrounding area, which include a variety of lot sizes and a mixture of A-1, R-1, R-2 and C-1 zoning and some Special Use Permits for both residential and commercial uses. In particular, the lots within the original 6.6 acre Special Use Permit have either non-residential uses or high density residential uses.

However, a more specific look at the request and the area reveals that that the proposed uses on this site are more intense than those of the surrounding area. The proposed residential density (more than 10 dwelling units per acre) is higher than developments in the vicinity (including the subdivisions within the original Planned Development Area) where residences are on single lots, are detached units (not townhomes), and the lots are larger. No justification has been provided as to why the property should develop with additional residences (now townhomes), rather than develop under the existing Special Use Permit, which allowed for 3 lots of 6000 square feet, each with a dwelling unit, and was more consistent with the surrounding area.

It also appears that the proposed commercial use or mixed-use type of development is not consistent with the recent trends in the vicinity of the site. With a few exceptions, most properties along Tramway (including those with C-1 or R-2 zoning) have developed with single-family residences.

Plans

The request appears not to be consistent with the Comprehensive Plan. The property's land use designation is in the Semi-Urban area, which allows lots of a minimum lot size of one-third of an acre (a density of three dwelling units per acre).

The Sandia Heights Master Plan does make a provision for higher density (R-2) along Tramway Rd., with Special Use Permits providing the mechanism for achieving even higher densities than allowed by the Zoning Ordinance. The plan allows a maximum of 10 dwelling units per acre in R-2 acres, in conjunction with a provision for open space. The proposed development's proposed residential density is close to (slightly above) 10 dwelling units per acre net, but it makes no provision for open space and will be located on a site that also will have a rather large commercial area, so that the site's density appears to exceed that suggested in the Master Plan.

Thus, it appears the request conflicts with both County plans.

Zoning Ordinance

The County Zoning Ordinance contains several sections that relate to this case: 1) Resolution

116-86, and 2) Special Use Permits and within that Special Use Permits for Planned Residential developments.

Resolution. In response to Resolution 116-86, the applicants argue that the use is consistent with the area. However, they have not demonstrated why the existing zoning is inappropriate for the subject site as required by Resolution 116-86. Under the existing Special Use Permit, the site could develop with up to three dwelling units and a Spa, while the request is now proposing double this density, without any explanation or other amenities to the proposed subdivision in the form of creativity and design or open areas to offset the increase in density. In addition, no justification or discussion is provided that actually demonstrates compliance with the plans for the area, particularly for density and open space.

It thus appears, contrary to the applicants' argument, that the uses proposed are of greater density and intensity than found anywhere in the vicinity of the site. It also appears that the property could be developed under the existing Special Use Permit in a manner that is more consistent with the area in terms of lot size and uses than is being proposed by the applicant.

Special Use/ PDA Criteria. According to Section 18.B.23 states a "PDA Special Use may be granted provided the minimum development lot area is two acres and the applicants demonstrate the need to vary height, lot area, or setback requirements, due to unusual topography, lot configuration, or site features in order to create cluster housing development, preserve visual or physical access to open space or unique site features." While the request meets the two acre lot requirement (in the context of the original Special Use Permit), it appears that the applicants have not conclusively demonstrated the need to vary lot sizes or setbacks significantly from what is allowed under the existing or associated R-2 and C-1 zoning.

Agency Comments

County staff and representatives from other agencies have noted several issues with the site development plan, particularly as regards the need for additional information to make a determination about the request and its components.

County Zoning staff comments state that residential and commercial development should comply with associated zoning requirements, in this case R-2 and C-1 setbacks, landscaping, and parking. The development does not appear to meet the following Zoning requirements:

- 1) Setbacks - Front setback along Tramway should be 30 feet (not 22.5 feet) following C-1 zoning; several of the townhomes do not meet the 20 foot front setback and 15 foot rear setback required for R-1/R-2 zoning (can't count the road as the setback)
- 2) Floor Area Ratio (FAR) – the residential development should not exceed an FAR of .5. The FAR shown on the site plan on at least one of the proposed lots exceeds .5.;
- 3) Landscaping - front landscape setback on Tramway appears to be inadequate and should be 15 feet wide (not 10 feet as shown) for a site of one or more acre;
- 4) Open space – It appears the 'open space' for the site (as defined under R-2 zoning) is inadequate when R-2 zoning requires 250 square feet for each two bedroom dwelling unit and 300 square feet for each dwelling unit containing three or more bedrooms. No 'open space' calculation is provided on the site plan,
- 5) Parking spaces must be 8 feet by 20 feet (the plan shows 12 spaces that are substandard);

and

- 6) lighting must comply with the North Albuquerque Acres/Sandia Heights Lighting Ordinance (not the Night Sky Ordinance).

County Public Works (Transportation Planning) notes that no additional parking is shown for the residences and that information on trip generation for the Spa uses should be provided.

County Public Works (Development Review) states the development must comply with County Road Standards. Accordingly, the proposed road must be widened and additional provisions for pedestrians are needed.

County Public Works (Drainage Engineer) indicates that a conceptual drainage plan should be required due to slope and location in the flood plain. Modifications to the site plan could be necessitated as a result of this information.

Environmental Health comments state that a Sewer and Water Availability Statements are needed from Sandia Peak Utility Company/Albuquerque/Bernalillo County Water Utility Authority, as appropriate. A pre-treatment permit is required for disposal of chemicals from the site.

Conclusion

The applicants have requested a Special Use Permit for a Residential and Commercial Development (Planned Development Area) on a 1.43 acre property east of Tramway and north of San Rafael Ave. The request is for a Spa and six townhomes (The original Special Use Permit covered 6.6 acres).

Staff is concerned that the proposed increase in density over what was previously approved in 1996 may not be appropriate for this site. No justification has been provided for why this increase in density should be approved, when the original plan showed more open areas for the residences and was more in compliance with the Sandia Heights Master Plan. Instead, it appears that the site is simply too small for the added development, which leads to other site specific issues with zoning (setbacks, density, building height), landscaping, access, and parking, and may thus create safety issues.

Accordingly, areas that could be addressed in revised plans and justification, per the County Zoning Ordinance, the Sandia Heights Master Plan, and Departmental Regulations include the following:

- a. Provide a more detailed site development plan and justification per County plans and Resolution 116-86;
- b. Provide evidence of compliance with Section 18.B.23 (Planned Development Area). Staff recommends that information regarding open space, design guidelines and standards for ensuring their implementation (e.g., draft covenants for this development);
- c. Clarify uses associated with the spa (square footage of building and outdoor activities), and environmental health related issues such as discharge;
- d. Comply with density and open space requirement of the Sandia Heights Master

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Plan;

- e. Demonstrate compliance with zoning (e.g., setbacks, frontages, building envelopes, building height, floor area ratio, that shows compliance with equivalent R-2 or C-1 zoning), or provide acceptable justification for the need to vary from them; include information on existing topography to establish allowable building heights;
- f. Comply with landscaping requirements (15 foot front landscape setback is required; landscaping in public right-of-way does not count); provide calculations for total on-site landscaping;
- g. Clarify plans for future subdivision of property (number of lots or condominium plans);
- h. Comply with County road standards and provide additional rights-of-way as required;
- i. Provide additional area for parking (spillover, visitor) for the residential area; correct the size of the parking spaces (8x20 ft.);
- j. Address Public Work's comments regarding drainage and flood plain (e.g., provide a conceptual grading and drainage plan); and
- k. Provide a sewer and water availability statement for this specific development from the appropriate utility company.

In conclusion, the applicants are requesting a Special Use Permit for a Commercial and Development Area that would double the number of units allowed under the existing Special Use Permit, without an acceptable justification in relation to County Plans and Resolution 116-86. Based on this, the proposed development's inconsistency with the surrounding area (e.g., density) and the Sandia Heights Master Plan, and the numerous issues with the current site plan as listed above, staff recommends denial of the request.

Analysis Summary

Zoning	
Resolution 116-86	Has not adequately justified the request with reference to County Plans and policies or the Resolution criteria. Existing zoning/Special Use Permit may be more appropriate in terms of residential density.
Requirements	Does not comply with requirements of associated zones (R-2, C-1), landscaping, parking
Section 18.b.23	No information provided regarding Planned Development Area Criteria.
Plans	
Comprehensive Plan	Not consistent with the semi-urban area.
Master Plan	Appears to be close to allowance for R-2 uses nearby Tramway, but does not comply with the open space requirements.
Other Requirements	
Environmental Health	Provide sewer and water availability statement. Connect as prescribed in the availability statement.
Public Works	Right of way provided is unacceptable. Additional area for road must be added. Improve pedestrian areas. Provide grading and drainage plan to address slope, flood plain issues.

FINDINGS:

1. This is a request for approval to amend a Special Use Permit (to allow an additional three dwelling units) on Tract A, Unit 16, Sandia Heights South, located at 12705 San Rafael NE, on the northeast corner of Tramway Boulevard and San Rafael, zoned A-1 with a Special Use Permit for Planned Residential & Commercial Development (Planned Development Area), containing approximately 1.43 acres.
2. The original Special Use Permit for Planned Residential and Commercial Development (CZ-75-28) was amended in 1996 to allow 3 dwelling units and a spa on the subject property (CSU-96-15).
3. The property is located in the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
4. The request is not consistent with Resolution 116-86 in that the applicants have failed to demonstrate that the existing zoning is inappropriate.
5. The request is not consistent with the health, safety, and general welfare of the residents of Bernalillo County.

DENIAL, based on the above Findings.

Catherine VerEecke
Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

Building permits will be required for the proposed structures as a condition of approval of this request.

Environmental Health:

1. Public or Private Utility water [Sandia Peak utility] and City Sewer appears to be available to this property, where applicable availability shall be coordinated with Sandia Peak utility and ABCWUA. A sewer availability statement will be required from the ABCWUA and a serviceability statement from Sandia Peak utility. Please contact Jeremy Hoover at 924-3987.

Note: If, sewer is not available then the proposed individual lots are under sized for septic tank service and the site plan would then have to be reconfigured to accomodate on-site wastewater treatment.

2. Pre-treatment engineer review is required for the sewer discharge. Chemicals typical in a salon/spa are prohibited from general discahrge into the waste stream. The City of ALbuq. has a pre-treatment Engineering service to assist Salon's in the proper disposal of salon products. Contact them at 873-7047 for pre-treatment guidance and compliance with all chemicals used in the salon and prior to disposal in the waste stream [through all means].

Zoning Enforcement Manager:

Must comply with below listed comments.

Does not meet Zoning Density requirements of dwelling units per acre for that area. Off-street parking requirements could be hampered by the size of street around cul-del - sac.

No other adverse comments on zoning.

1/9/06

Must comply with all Bernalillo County Code regulations for this project.

the plan as submitted is adequate and the setbacks are following the standard R-1 Zone, however there is no mention of what zone regulations it will fall under for enforcement purposes.

Fire:

No comments received.

Public Works:

DRAN:

1. This special use permit application must conform to the Bernalillo County Code Chapter 38.

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2. Portions of this property are located within a 100 year floodplain as shown on the National Flood Insurance Program's Flood Insurance Rate Map.
3. A grading and drainage plan prepared by an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works is required as a condition of approval of the special use permit.
4. The extensive development shown on this plan does not show due consideration for storm drainage and the floodplain present on this site.
5. This development may have to be altered to allow for storm drainage.
6. Drainage easements will not be vacated without supporting engineered planning and analysis, and only by the governmental agency with jurisdiction over the easement.

DRE:

If the property is required to be subdivided prior to the development of the approved Special Use Permit site plan. The following changes are required:

Provide a 50 foot easement for Casa Verde Circle.

The width of the site access road shall be 32 feet in width, face to face of curb.

The radius of the center island shall be a maximum of 17 feet.

Provide a sidewalk for the proposed dwellings that connect with the proposed sidewalk in the County ROW.

Stripe the crosswalk across Casa Verde Circle.

The sidewalk shall parallel the existing property line on the east side of Casa Verde Circle and extended to Quailwood Drive.

The landscaping shall also be extended to Quailwood Drive.

Wheelchair ramps must comply with ADA specifications.

TRANS:

The proposed development is for six dwelling units and a day spa. Is it expected that visitors to the six proposed single family dwelling units will park in the spaces in the spa area? If so, how was this accommodated in the number of parking spaces proposed? The basis for the number trips generated by the proposed spa, and the number of parking spaces serving the proposed spa, must be submitted and approved.

Parks & Recreation:

No comments received.

Sheriff's:

No comment received.

COMMENTS FROM OTHER AGENCIES

MRGCOG:

No comments.

AMAFCA:

Casa Verde Village, Tramway/San Rafael, (D-23)

1. No objection to requested action.
2. AMAFCA notes that the site is encumbered by a FEMA floodplain. FEMA approved a floodplain revision in 1999 if certain improvements are constructed.
6. AMAFCA will review the Grading & Drainage Plan.

City Planning Department:

No comments received.

City Public Works:

Transportation Planning:

No comments received.

Transportation Development:

No comments.

Water Resources:

N/A out of service area, served by Sandia Peak Utility Company

City Transit:

No transit service is within walking distance of the site. The #93 Academy Commuter (peak period service to/from downtown) serves the shared-use park-and-ride at the Albertsons grocery store on Academy and Tramway, about 1 mile south of the site.

City Open Space:

No comments received.

NMDOT

Case Number: ZCSU 60012 Case description: Special use permit development, six residential town homes and a one day SPA Location: 12705 San Rafael AV NE (East of Tramway) Type of development (Residential/commercial): Commercial and Residential Possible Impacted NMDOT roadway(s): NM 556 (Tramway Boulevard) Departments Comments: Due to the size of the proposed development, and since no direct access is sought onto Tramway, the NMDOT will not object to the development moving forward. NMDOT requires no action from the developer.

NEIGHBORHOOD ASSOCIATIONS:

Sandia Heights Homeowner's Association